



Riley Drive, Birmingham B36 9NP

Not for marketing purposes INTERNAL USE ONLY

welcome to

Riley Drive, Birmingham

**** THREE BEDROOMS ** MID TERRACE ** FITTED DINING KITCHEN ** LOUNGE ** UPSTAIRS BATHROOM ** DOWNSTAIRS WC ** RE -WIRED** NO CHAIN ** IDEAL FOR FIRST TIME BUYERS OR BUY TO LET ****

Agent Note

Council Tax Band A.

Entrance Porch

Door to hallway, built in cupboard and meter.

Entrance Hall

Stairs to first floor, tiled floor, radiator and ceiling lightpoint.

Wc

Window to front, low level wc, wall sink and ceiling lightpoint.

Kitchen

16' 3" x 9' 4" (4.95m x 2.84m)

Double glazed window to front, cupboard, draw unit, roll top work surface, sink and drainer with mixer tap, double oven, hob hood, fridge freezer, tiled floor, radiator and spotlights.

Lounge

12' 5" max x 15' 4" (3.78m max x 4.67m)

Double glazed patio to rear, coving, feature fireplace, radiator, two wall lights and two ceiling lightpoints.

Landing

Loft access, cupboard and ceiling lightpoint.

Bedroom One

13' x 8' 5" (3.96m x 2.57m)

Double glazed window to rear, coving, built in wardrobes, radiator and ceiling lightpoint.

Bedroom Two

13' 3" x 9' 2" (4.04m x 2.79m)

Double glazed window to front, radiator and ceiling lightpoint.

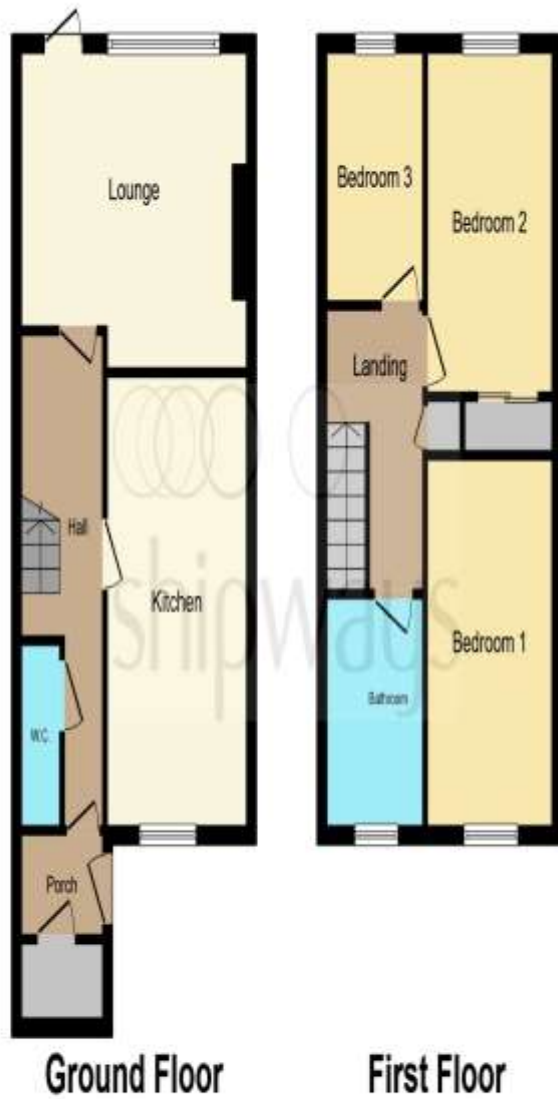
Bedroom Three

9' x 6' 6" (2.74m x 1.98m)

Double glazed window to rear, radiator and ceiling lightpoint.

Bathroom

Double glazed window to front, panel bath shower, vanity sink, low level wc, airing cupboard, housing boiler, tiled walls and floor, radiator and spotlights.



Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Birmingham

- THREE BEDROOMS
- MID TERRACE
- NO CHAIN
- RE-FITTED KITCHEN
- LOUNGE

Tenure: Freehold EPC Rating: Awaited

offers over

£170,000



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